Total Fee By: RM Pg #: 3 FILED FOR RECORD GINA PIMENTEL RECORDER

REAL ESTATE MORTGAGE

This indenture witnesseth that Olson Group Network, LLC of Lake County, Indiana, as MORTGAGOR.

MORTGAGES AND WARRANTS

to Quest Trust Company FBO Sona J Isharani ROTH #30817-21- 17171 Park Row Dr #100, Houston, TX 77084, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

The Westerly 75 feet of Lot 12 in Block 1 in Garden Homes No. 2, as per plat thereof, recorded in Plat Book 25, page 73, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 3753 Englehart St, Gary, IN 46405, USA

and the rents and profits therefrom, to secure the payment of the principal sum of Eighty-Five Thousand and 00/100 Dollars, (885,000.00) when the same shall become due, of all sums due and owing the mortrageor pursuant to the terms of a certain promissory note of even date.

This mortgage is second and junior to a mortgage to Brett Roberson recorded immediately prior to this mortgage.

Mortgagor warrants and agrees to defend the title to the Property, subject to validly existing easements, rights-of-way, and prescriptive rights of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in person other than Mortgagor, and other instruments, other than conveyance of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly.

It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes, charges and property owner's association dues against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casuaties in an amount at least equal to the indebtedness from time to time owing. Mortgagee shall be named as a loss payee on the insurance binder, and the insurance policy must provide that the policy may not be canceled without first giving Mortgagee 14 days written notice. Mortgagee shall have the right to inspect the premises upon giving Mortgagor 24 hours written notice.

The undersigned person executing this mortgage on behalf of Olson Group Network, LLC, represents and certifies that he or she is a duly elected officer of Olson Group Network, LLC, and has been fully empowered, by proper resolution of the Board of Directors of Olson Group Network, LLC, to execute and deliver this deed; that Olson Group Network, LLC, has full corporate capacity to mortgage the real

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estate described herein; and that all necessary corporate action for the making of such mortgage has been taken and done.

IN WITNESS WHEREOF, Olson Group Network, LLC, has caused this mortgage to be executed this 30th day of March, 2021.

LAFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS

DOCUMENT, UNLESS REQUIRED BY LAW.

Olson Group Network, LLC.

STATE OF INDIANA)
COUNTY OF LAKE)

Jarrod Stotmeister, Authorized Signer

EXECUTED AND DELIVERED in my presence:

Before me, a Notary Public in and for said County and State, personally appeared Jarrod Stotmeister who having been duly sworn, stated that he/she is the Authorized Signer on behalf of Olson Group Network, LLC, who acknowledged the execution of the foregoing Mortgage for and on behalf of said Olson Group Network, LLC, and who, having been duly sworn, stated that the representations therein contained are true.
WITNESS my hand and Notarial Seal this 30th day of March, 2021.
Heather M Bowser Notary Publicity commission Expires up 11, 2023 HEATHER M. DOWGER MAY COMMISSION EXPIRES: HOTHER M. DOWGER Solar State of Indiana Law County Law County Jane 11, 2023
A Resident of Lake County
A Resident of LOKE County STATE OF INDIANA) SS: COUNTY OF LAKE)
Before me, a Notary Public in and for said County and State, personally appeared Adam Eurou., being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Largod Statemeister, an Authorized Science

NO TOTAL PARTICIAL DOCUMENT

behalf of Olson Group Network, LLC, in the foregoing subscribing witness' presence.

WITNESS my hand and Notarial Seal this 30th day of March, 2021.

| Weather m Bowse | March | M

This Instrument Prepared By: Steve Hatcher House rist, Gan. 17171 Park Row Dr #100, Houston, TX 77084 Our file No. 3753 Englehart St, Gary, IN 46405, USA

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